CHEFFINS

Moulton Road

Newmarket,
CB8 8QN

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Guide Price £415,000

- Period Cottage
- Three Bedrooms
- First Floor Bathroom
- Garage and Off Road Parking
- Generous Rear Garden
- Full of Character
- Rural Location
- Electric Charging Point

A quaint flint faced cottage set in a rural location with views over open countryside between Newmarket and Moulton that offers three bedrooms, a first floor bathroom, lounge, dining/hobby/snug, fitted kitchen and a ground floor WC. The property sits on a generous plot and has outbuildings and a garage. The property has two wood burning stoves and is full of character and must be seen to be appreciated.

LOCATION

Newmarket is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

ENTRANCE HALL

with entrance door, radiator, ceramic tiled flooring, stairs to first floor.

SITTING ROOM

with a double glazed window to the front, radiator, wood burning stove with oak beam over.

KITCHEN

with a range of base and wall mounted units with work surfaces over, electric oven with hob, integrated fridge freezer and dishwasher, enamel sink and drainer with mixer tap, pull out table, ceramic tiled flooring, under stair storage/pantry cupboard, radiator, 2 double glazed windows to the rear aspect, door to;

REAR HALL/BOOT ROOM

with ceramic tiled flooring, door to rear garden, access to the loft space, wall mounted gas boiler.

CLOAKROOM

with a wall mounted hand wash basin, low level WC, ceramic tiled flooring, double glazed window to the side aspect.

DINING ROOM/STUDY/HOBBY SPACE

with a wood burning stove, radiator, double glazed side door to the rear, 2 double glazed windows to the side aspect and a further window to the front.

FIRST FLOOR

LANDING

BEDROOM 1

with 2 double built-in wardrobes comprising hot water cylinder, feature fireplace with wooden surround, radiator, double glazed window to the front aspect.

BEDROOM 2

with a radiator, double glazed window to the rear aspect.

BEDROOM 3

with a radiator, access to the loft space with ladder, cupboard over the stairs, double glazed window to the front aspect.

BATHROOM

with panelled bath with shower over, low level WC, wall mounted hand wash basin, ceramic tiled flooring, heated towel rail, storage cupboard, double glazed window to the rear.

OUTSIDE

To the front of the property is a gravelled driveway leading to a an additional driveway and garage providing off-road parking for several vehicles, lawned area with flower beds.

To the rear of the property is a garden mainly laid to lawn enclosed by hedgerow with a paved patio area leading to a raised planting area, wood store, outside tap, water butts, side gate access, wooden shed with decked patio, secret garden, views over farmland to front and rear.

GARAGE

with power and light.

AGENTS NOTE

Please note the property has a shared septic tank which is located in the garden of number 5 Flint Cottages. The tank is emptied twice a year and number 3 Flint Cottages contributes to one third of the cost.

MATERIAL INFORMATION

• Tenure – Freehold
• Council tax band – D

Energy Efficiency Rating

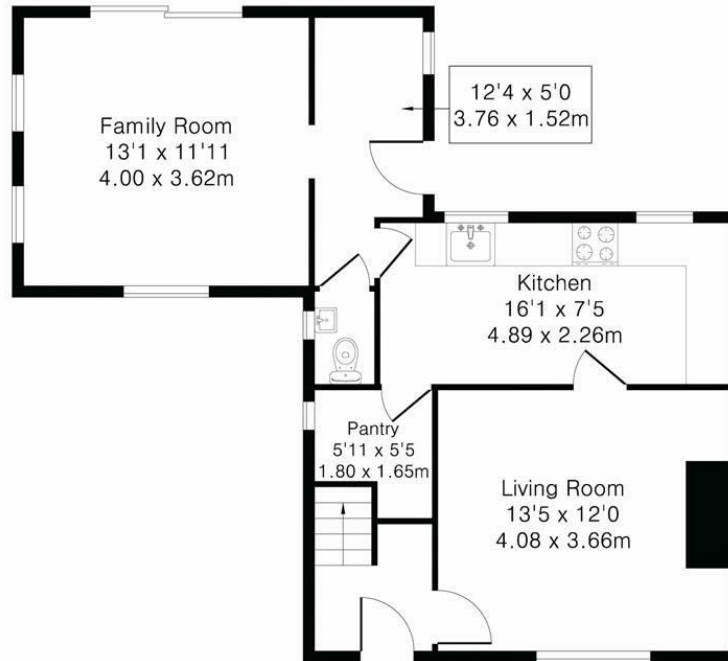|	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Guide Price £415,000
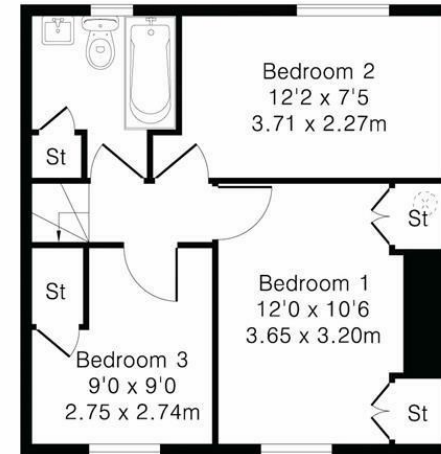Tenure - Freehold
Council Tax Band - D
Local Authority - West Suffolk

Approximate Gross Internal Area 962 sq ft – 90 sq m
Ground Floor Area 587 sq ft – 55 sq m
First Floor Area 375 sq ft – 35 sq m

12'4 x 5'0
3.76 x 1.52m

Family Room
13'1 x 11'11
4.00 x 3.62m

Kitchen
16'1 x 7'5
4.89 x 2.26m

Bedroom 2
12'2 x 7'5
3.71 x 2.27m

St

St

Pantry
5'11 x 5'5
1.80 x 1.65m

Living Room
13'5 x 12'0
4.08 x 3.66m

St

Bedroom 1
12'0 x 10'6
3.65 x 3.20m

Bedroom 3
9'0 x 9'0
2.75 x 2.74m

St

Ground Floor

First Floor

PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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